



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

24-163 - Lot coverage for zoning lots containing community facility and residential uses

File generated by <https://zr.planning.nyc.gov> on 5/3/2026

24-163 - Lot coverage for zoning lots containing community facility and residential uses

LAST AMENDED

12/5/2024

Where different maximum percentages of #lot coverage# apply to #residential# and #community facility# #uses#, the higher #lot coverage# shall be applied to any level containing both such #uses#.

Furthermore, the maximum percent of #lot coverage# for #community facility# #uses# located below the level of #residential uses# need not be lower than the maximum percent of #lot coverage# permitted for such #residential uses#.

In addition, where a portion of a #building# is permitted as an obstruction in a required #rear yard# or #rear yard equivalent# pursuant to Section [24-33](#), for the purposes of applying the provisions of Section [24-12](#), portions of #community facility# #buildings# in existence on December 15, 1961, that exceed the maximum heights for such permitted obstructions, may be excluded from the maximum #lot coverage#.